

175.0

0004

0007.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
590,900 / 590,900  
590,900 / 590,900  
590,900 / 590,900

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		PIEDMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: AUER FRANK & JENNIFER	
Owner 2:	
Owner 3:	

Street 1: 25 PIEDMONT ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: KOPESKY EDWARD/DARLENE -
Owner 2: -

Street 1: 25 PIEDMONT ST
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:
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## NARRATIVE DESCRIPTION

This parcel contains .101 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Vinyl Exterior and 1573 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	2	Above Stree	
s				Street			
t				Gas:			

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4386		Sq. Ft.	Site		0	70.	1.26	6									386,105						386,100	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4386.000	203,700	1,100	386,100	590,900		117288
							GIS Ref
							GIS Ref
							Insp Date
							08/31/18

Total Card	0.101	203,700	1,100	386,100	590,900	Entered Lot Size
Total Parcel	0.101	203,700	1,100	386,100	590,900	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	375.77	/Parcel: 375.77	Land Unit Type:
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Parcel ID	175.0-0004-0007.0
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!13650!

## USER DEFINED

Prior Id # 1:	117288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	17:27:48
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOPESKY EDWARD/	62833-516		10/25/2013		435,000	No	No		
REGLI THERESA	46574-45		11/30/2005		390,000	No	No		
BLANCO SALVATOR	28278-394		3/9/1998		197,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/16/2008	47521	New Wind	3,293			G9	GR FY09		8/31/2018	MEAS&NOTICE	HS	Hanne S
									10/25/2008	Meas/Inspect	189	PATRIOT
									2/27/2006	MLS	MM	Mary M
									12/29/1999	Meas/Inspect	243	PATRIOT
									7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																						
Type:	19 - Ranch			Full Bath:	1	Rating:	Average	SINK IN BMT.																																																																																																										
Sty Ht:	1 - 1 Story			A Bath:		Rating:																																																																																																												
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating:	Average																																																																																																											
Foundation:	1 - Concrete			A 3QBth:		Rating:																																																																																																												
Frame:	1 - Wood			1/2 Bath:		Rating:																																																																																																												
Prime Wall:	4 - Vinyl			A HBth:		Rating:																																																																																																												
Sec Wall:		%		OthrFix:	1	Rating:	Average																																																																																																											
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																																																																																																														
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average	1st Res Grid   Desc: Line 1   # Units 1																																																																																																										
Color:	BEIGE			A Kits:		Rating:		Level   FY LR DR D K FR RR BR FB HB L O																																																																																																										
View / Desir:				Fpl:	1	Rating:	Average	Other																																																																																																										
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:		Upper																																																																																																										
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2																																																																																																										
Year Blt:	1956	Eff Yr Blt:		Location:		Lvl 1																																																																																																												
Alt LUC:		Alt %:		Total Units:		Lower																																																																																																												
Jurisdict:	G10	Fact: .		Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																																						
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:		No Unit	RMS	BRS	FL																																																																																																					
Prim Int Wal	2 - Plaster			Functional:			%	Interior:		1	5	2	1																																																																																																					
Sec Int Wall:	4 - Solid Wood	5%		Economic:			%	Additions:																																																																																																										
Partition:	T - Typical			Special:			%	Kitchen:																																																																																																										
Prim Floors:	3 - Hardwood			Override:			%	Baths:																																																																																																										
Sec Floors:	5 - Lino/Vinyl	5%		Total:	26.4	%		Plumbing:																																																																																																										
Bsmnt Flr:	12 - Concrete			<b>CALC SUMMARY</b>				Electric:																																																																																																										
Subfloor:				Basic \$ / SQ: 100.00				Heating:																																																																																																										
Bsmnt Gar:				Size Adj.: 1.35000002				General:																																																																																																										
Electric:	3 - Typical			Const Adj.: 0.99941331																																																																																																														
Insulation:	2 - Typical			Adj \$ / SQ: 134.921																																																																																																														
Int vs Ext:	S			Other Features: 79500																																																																																																														
Heat Fuel:	1 - Oil			Grade Factor: 1.00																																																																																																														
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																																																																																																														
# Heat Sys:	1			NBHD Mod:																																																																																																														
% Heated:	100	% AC:		LUC Factor: 1.00																																																																																																														
Solar HW:	NO	Central Vac: NO		Adj Total: 276773																																																																																																														
% Com Wal		% Sprinkled		Depreciation: 73068																																																																																																														
				Depreciated Total: 203705																																																																																																														
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:																																																																																																						
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19	Patio	D	Y	1	8X16	F	FR	2006	4.66	T	13	101			500		500																																																																																																	
A2	WOOD SHD	D	Y	1	8X8	A	AV	2016	9.13	T	2.4	101			600		600																																																																																																	
More: N				Total Yard Items:				1,100	Total Special Features:				Total:				1,100																																																																																																	
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